

**S-5-2008**  
**Highbury Place Subdivision – Phase 4**  
**2940 South 5225 West**  
**R-1-8 Zone**  
**17 Lots**  
**3.98 Acres**

**BACKGROUND:**

Brad Mackay, representing Ivory Homes, is requesting final plat approval for the fourth phase of the Highbury Place Subdivision. The proposed application is located to the south and east of phase 2 and immediately to the north of the Valley Crest Elementary School.

**STAFF/AGENCY COMMENTS:**

Public Works:

- X Authorization required of ditch/water users for any abandonment, relocation, piping or any other modification to existing ditches or irrigation systems.
- X Follow recommendations outlined in the soils report.
- X Will need to address grading and drainage concerns.
  - Will need appropriate easements for storm water and sewer connections.
- X Revisions to plat required.
  - Contact Salt Lake County for approval regarding street names and subdivision name.

Building Division:

- Follow recommendations outlined in the Soils report.

Utility Companies:

Standard Utility Easements required.

Fire Department:

- X Project to meet all fire codes relating to this type of development.
- X Hydrants to be shown on plat.

**ISSUES:**

Ivory Homes has submitted the fourth phase of the Highbury Place Subdivision. This phase consists of 17 lots on 3.9 acres. Lot sizes range from 6,610 square feet to 11,636 square feet. The average lot size in this phase of the development is approximately 8,250 square feet.

As per the previous phases, housing will be based on the development agreement. In order to provide more variety, Ivory is continually working on new plans for this development. Additional plans have been prepared for the 2008 catalogue. A copy of this catalogue has been made available to staff.

Access to the subdivision will be gained from existing stub streets in phase 2 to the north and west. All streets in the subdivision will be dedicated and will consist of a 54-foot right-of-way. This will allow a 5-foot parkstrip and 5-foot sidewalk. Ivory Homes has submitted a tree planting plan for the entire Highbury Place Subdivision. Ivory will provide home owners with a voucher to purchase said trees. The residential HOA will ensure that trees are planted according to this plan.

The subdivision is located to the north of the Valley Crest Elementary School. During the preliminary plat discussions, Ivory Homes committed to one and possibly two walkways to better access the school property. After Ivory's discussions with the Granite School District, the District stated that they would prefer one access as opposed to two. After evaluating the residential development planned for all of Highbury, it was agreed that the access should be on the west side of the school. Staff expects that this location was chosen as school children will also be coming from the higher density developments to the west.

Ivory Homes is planning on installing basements for all homes. A soils report has been prepared which indicates that ground water was encountered at a depth ranging from 5-10 feet below existing grades. The finished grade elevations in the subdivision will be raised approximately 2 feet making basements possible at this location. Ivory will also be installing a sub-drain system to provide an extra measure of protection for new home owners.

**STAFF ALTERNATIVES:**

- A. Grant final plat approval for the fourth phase of the Highbury Place Subdivision subject to the following conditions:
1. That the subdivision be guided by the design standards and all exhibits of the development agreement.
  2. That the developer contact the Salt Lake County Auditor=s Office regarding the subdivision name and all street names associated with the development.
  3. That compliance be made with Granger Hunter Improvement District i.e., water line extensions, connections, water rights and fire protection.
  4. That the developer coordinate all matters associated with any irrigation or open ditch systems with the City Engineering Division. The developer shall coordinate with any water users and the City Public Works Department as part of this recommendation.
  5. That the developer follow all recommendations outlined in the soils report. The proposed sub-drain system shall be reviewed and approved by the City Engineering Division.
  6. That the proposed development comply with all provisions of the West Valley City Fire Department.
- B. Continue the application to address issues raised by the Planning Commission.

**Applicant:**

Brad Mackey  
978 Woodoak Lane  
SLC, UT 84117

**Neutral**

Keith Bradshaw  
2500 S. State St.  
SLC, UT 84115

**Discussion:** Steve Lehman presented the application. Brad Mackey, the applicant, stated that the project is progressing well and would like this phase to continue the positive response Ivory has received for this development.

Commissioner Conder stated that he felt it was important to provide an entrance to the school.

His primary concern is that other phases will be built and safety standards will not be appropriately assessed for children living in this neighborhood. Mr. Mackey stated that the phase will be completed by early next year. Commissioner Conder asked if people were moving in already. The applicant stated that people would be moving in soon. Commissioner Conder asked if a sidewalk has been completed for children attending the school leading to 3100 South. The applicant replied that this sidewalk has been completed. Commissioner Mills clarified that direct access to the school will not be provided until after phase 4 is completed. Mr. Mackey replied yes. Commissioner Mills expressed her concern that often times a slack in development occurs and children will be forced to go without a sidewalk for a period of time. Mr. Lehman explained that school children will be able to walk along Daybury and along 3100 South. He explained that it's not a conducive environment because 3100 South is a relatively busy street but accommodations have been made so children will not have to walk on dirt or the road.

Commissioner Conder questioned if it would be appropriate to include, as a condition, that the west entrance to the school be provided and that a sidewalk be temporarily constructed. Mr. Lehman stated that a suggestion could be made to Ivory Homes to take this into consideration but it would likely not be appropriate to make this a condition for this plat since the walkway will be included in a future development, possibly this year. Commissioner Matheson disagreed with Commissioner Conder and stated that the back of the school isn't paved and that a sidewalk built would be going to grass. If the connection waits, asphalt will be provided as a safer walkway for children. Commissioner Conder stated that he felt walking down Daybury and across 3100 south was too far. Commissioner Matheson stated that it should be okay as long as there is access to the school. He continued to state that it wouldn't make sense to build the sidewalk and then remove it a year from now. Mr. Lehman added that Ivory seems to be moving quickly through this development and the next phase will likely provide the access to the school.

Commissioner Fuller asked if a lot of children go to the school via 3100 south. Mr. Mackey replied yes. Commissioner Fuller asked what would happen if the plans developed in a different direction and the sidewalk is not built with these phases. Mr. Lehman explained that this would require the applicant to return to the Planning Commission because only a certain area was approved in the preliminary plats. Mr. Lehman added that he believes a walkway will be provided sooner rather than later.

Keith Bradshaw, a representative of Granite School District, stated that an opening onto the asphalt can be worked out with Ivory Homes. Mr. Bradshaw added that negotiations are being discussed with Zions on a school to the north of this development and Granite School District is planning ahead.

There being no further discussion regarding this application, Vice-Chairman Fuller called for a motion.

**Motion:** Commissioner Matheson moved for approval subject to the 6 staff conditions as well as a recommendation to the developer to consider possible solutions in providing a walkway to the school.

Commissioner Davis seconded the motion.

**Roll call vote:**

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Vice-Chairman Fuller	Yes

**Unanimous –S-5-2008– Approved**